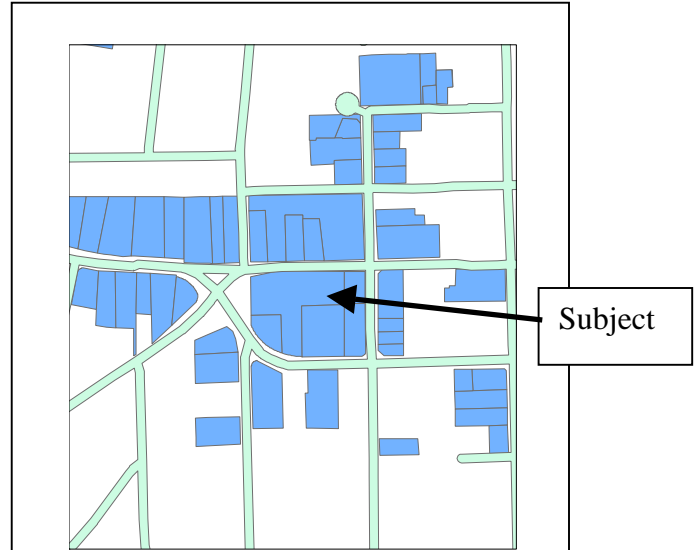


**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT
for
June 19, 2008
MEETING NO. 6-08**

APPLICATION: HDC2008-00436
ADDRESS: 114 W. Montgomery Ave.
ACCEPTED: June 6, 2008
45 DAY LIMIT: July 21, 2008
OWNER: Interfaith Works, Paul Smith, Agent
REQUEST: Add gutter/downspout at front porch; change sign and materials for new name
STAFF: Robin D. Ziek



STAFF RECOMMENDATION:

Staff recommends approval with the following findings:

DRAFT MOTION:

Finding HDC2008-00436 for installation of gutters and downspouts at the front porch, ½-round to match existing gutters on the house; and for the replacement of existing wood signs with new metal signs with the name of “Interfaith Works” at 114 W. Montgomery Avenue in compliance with the *Secretary of Interior Standards for Rehabilitation* #2, 9, and 10 and in compliance with the City of Rockville’s *Technical Guidelines* # 9 - Signs, I move approval of the application.

BACKGROUND:

Previous Requests:

1987: Special Exception for Community Ministries to be located here
1993: Remove dying Norway Maple tree
1974: Use permit for church parking lot

Property Area: 65,840 sf.
Structure Area: 1,159 sf.
Zone: R90

Zone Standards and requirements: No Impact

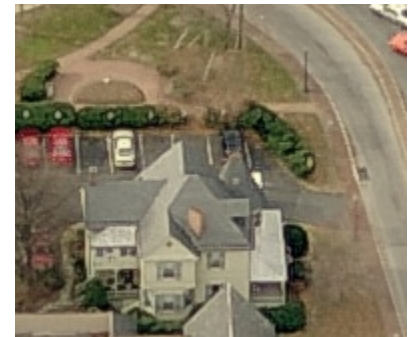
City of Rockville Permits Required: Sign permit

BACKGROUND

- ☐ Contributing
- ☐ Non-Contributing

Significance: The Edwin West House/The Daisy Magruder House was built in 1890. Mr. West built this house for his family, and it is one of the best examples of Victorian high style residential architecture in Rockville. The 2-1/2 story frame house features a corner tower, a wrap-around porch, narrow lapped siding with decorative wood shingles, and the “Rockville Bay.” The Magruder family purchased the property in 1909, and Ms. Daisy Magruder lived here until her death in 1970. The Rockville United Methodist Church purchased the property in 1974.

VIEWS OF AFFECTED RESOURCES:



Front (north) façade

R Side (east) façade

L Side (west) facade

DISCUSSION OF THE PROPOSED PROJECT:

The building has been occupied by a charitable non-profit, Community Ministries, for the past several years. They have recently changed their name to “Interfaith Works,” and therefore need to change the existing signage on the house. There are two existing small wooden signs with classical detailing that says “Community Ministries.” One sign hangs from the front porch on the north facade, and one is attached to the building on the west façade. The applicant requests the installation of two small metal hanging signs, both to be installed on the front porch. (See Circle 11-13). The new signs will be the same size as the existing (see below).

In addition, the house currently has ½-round gutters on the house roof. The applicant requests approval for the installation of matching ½-round gutters on the front porch. (See Circle 5-10).

MATERIALS:

The new signs will have the same dimensions as the existing signs (23” high x 30” wide, but will fabricated with metal instead of wood.

The new gutters will be metal ½-round gutters to match the existing on the house.

COMPLIANCE WITH GUIDELINES:

The installation of gutters at the porch will help direct water away from the house/foundations. As there are existing ½-round gutters on the house, matching these will be appropriate.

The new signs will be a change of material, but the small size and hanging installation will minimize any damage to historic fabric, and minimize the impact on the historic district.

Staff finds that the proposed alterations meet the *Secretary of Interior Standards for Rehabilitation* # 2 that specifies that alteration of features, spaces, and spatial relationships that characterize a property will be avoided, and #9 that exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property; and #10 that specifies that new construction will be undertaken in such a manner that it may be removed in the future with no loss of integrity. In addition, the proposed alterations meet the City of Rockville’s *Technical Guide for Exterior Alteration # 9 – Signs*, which recommends the use of small signs that are compatible with the existing district.